



<b>Information Regarding Site:</b>	
9. Type of Review: <input type="checkbox"/> Rezoning <input type="checkbox"/> Comp. Plan Amendment (Kent County Only) <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
10. Brief Explanation of Project being reviewed: <b>PROPOSED RESIDENTIAL 80 UNIT SUBDIVISION (SINGLE FAMILY DETACHED HOMES) WITH COMMUNITY OPEN SPACE AND TOT LOT</b>	
11. Area of Project(Acres +/-): <b>34.32 AC±</b>	
12. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Investment Level 1 <input type="checkbox"/> Investment Level 2 <input checked="" type="checkbox"/> Investment Level 3 <input type="checkbox"/> Investment Level 4 <input type="checkbox"/> Environmentally Sensitive Developing (Sussex Only)	
13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. <b>PLUS 2005-11-13; OLD SHAWNEE ROAD PROPERTY</b>	
14. Present Zoning: <b>MR</b>	15. Proposed Zoning: <b>MR</b>
16. Present Use: <b>HOMESITE/AGRICULTURAL</b>	17. Proposed Use: <b>RESIDENTIAL SUBDIVISION</b>
18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: <b>N/A</b>	
19. Comprehensive Plan recommendation: <b>MEDIUM DENSITY/DEVELOPING AREA</b> If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Low Density <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/>	
20. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>CITY OF MILFORD</b> Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No What is the estimated water demand for this project? <b>24,000 GPD</b> How will this demand be met? <b>SERVICE WILL BE MET BY A NEW MAIN AND DISTRIBUTION SYSTEM</b>	
21. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>CITY OF MILFORD</b>	
22. If a site plan please indicate gross floor area: <b>N/A</b>	
23. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
24. If residential, indicated the number of number of Lots/units: <b>80 UNITS</b> Gross Density of Project: <b>2.33 UNITS/AC</b> Net Density <b>3.68 UNITS/AC</b> Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

25. If residential, please indicate the following:

Number of renter-occupied units: **0 UNITS**

Number of owner-occupied units: **80 UNITS**

Target Population (check all that apply):

Renter-occupied units

☒ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☒ First-time homebuyer – if checked, how many units **40 UNITS**

☒ Move-up buyer – if checked, how many units **40 UNITS**

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: **1%**

Square Feet: **4,730 SF**

Proposed Use: % of Impervious Surfaces: **35%**

Square Feet: **522,284 SF**

27. What are the environmental impacts this project will have? **N/A**

How much forest land is presently on-site? **18.16 AC / 791,008 SF**      How much forest land will be removed? **12.36 AC / 538,238 SF**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☒ Yes ☐ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal      Acres

☒ Non-tidal      **1.54 Acres (67,094 SQ. FT.)**

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☒ Yes ☐ No

30. Are there streams, lakes, or other natural water bodies on the site? ☒ Yes ☐ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☒ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☒ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☒ Yes ☐ No If "Yes", please describe :

**PROPOSED GRADING**

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?

☒ Yes ☐ No

If yes, please list name: **BOWMANS BRANCH**

32. List the proposed method(s) of stormwater management for the site: **STORMWATER MANAGEMENT PONDS, SWALES, RAIN GARDENS**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **DRAINAGE DITCH ALONG WESTERN PROPERTY LINE**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **8.50 Acres 370,410 Square Feet**

Open space proposed (not including stormwater management ponds and waste water disposal areas) **7.36 acres/ 320,641 Sq ft.**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

**ACTIVE RECREATION, PASSIVE RECREATION, AND STORMWATER MANAGEMENT.**

Where is the open space located?

**ALONG DRAINAGE DITCH ON WESTERN PROPERTY LINE; EASTERN PORTION SET ASIDE FOR TOT LOT;  
(SEE PLUS DRAWING)**

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they?  
**SEWER AND ROADWAY**

36. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected = **3.74 AC**

Acres on-site that will be restored = **0 AC**

Acres of required wetland mitigation = **0 AC**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed = **1.14 AC**

Buffers from wetlands, streams, lakes, and other natural water bodies = **2.20 AC**

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **847 TRIPS**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **N/A**

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

**2 – 11' TRAVEL LANES; 2 – 6' SHOULDERS**

40. Will the street rights of way be public, private, or town? **PRIVATE (DEDICATED FOR PUBLIC USE)**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **PROPOSED STUB ROAD TO LANDS OF ROBERT LEWIS BUEHLER**

**& DEBRA L. BUEHLER**

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: **BEGIN CONSTRUCTION AS SOON AS POSSIBLE**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

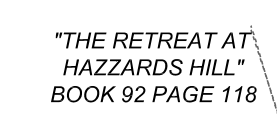
Date

Signature of Person completing form  
(If different than property owner)

**22 FEB 07**  
Date

**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



N/F  
ROBERT LEWIS BUEHLER  
DEBRA L. BUEHLER  
T.P. 1-30-3.00-68.06  
D.R. 2842/136  
ZONED MR  
(PER SUSSEX CO. ONLINE MAP)

- GRAPHIC SCALE
- 0' 60' 120' 180'
- SCALE: 1"=60'

[illegible]



# Preliminary Land Use Service (PLUS)

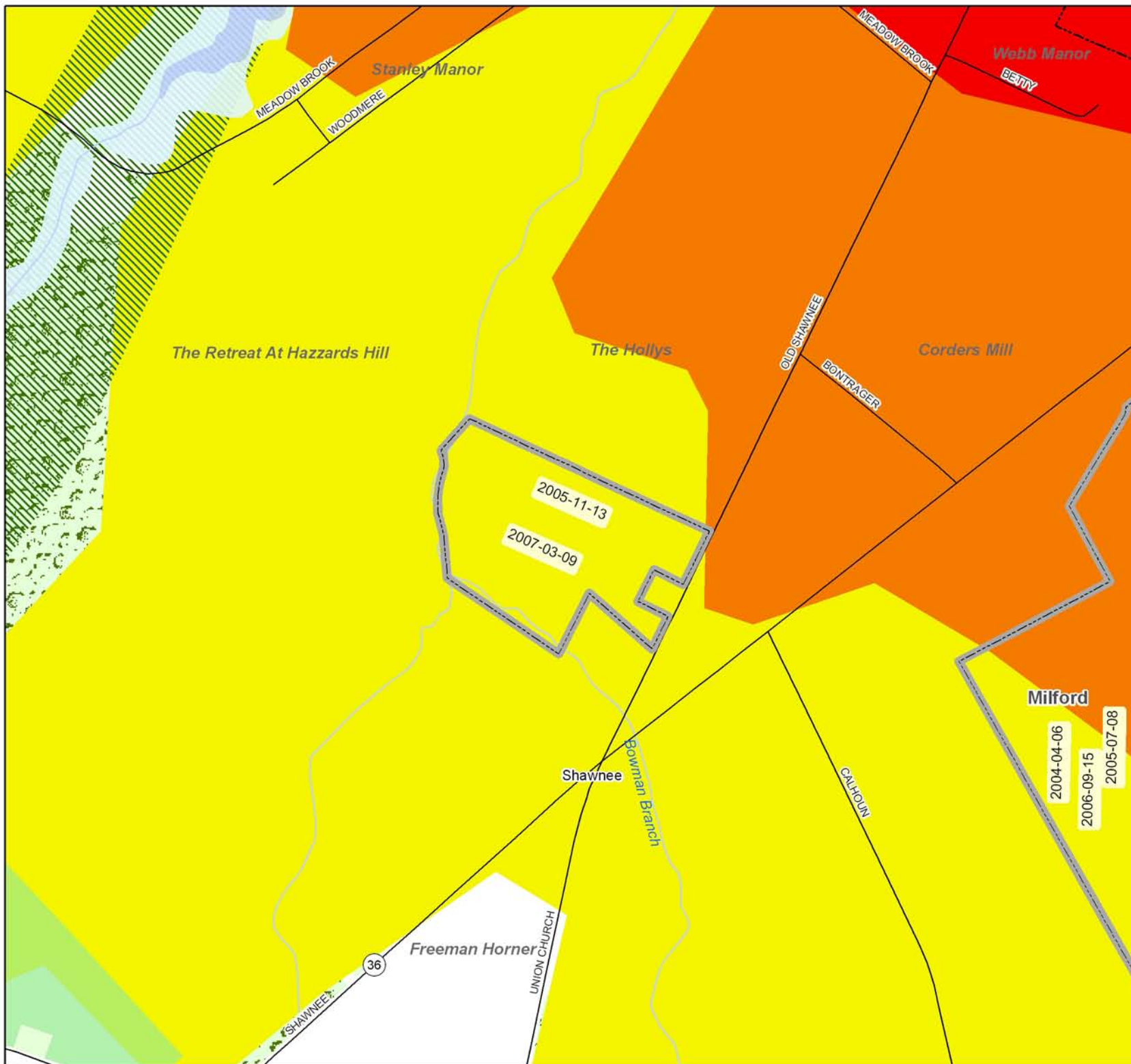
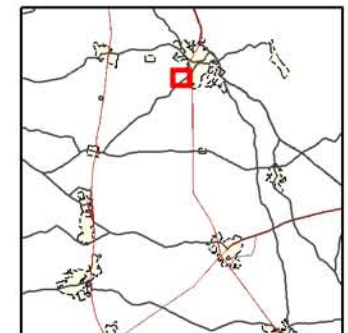
Shawnee Brooke  
2007-03-09

-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

Feet  
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1:10,000



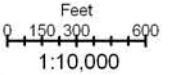
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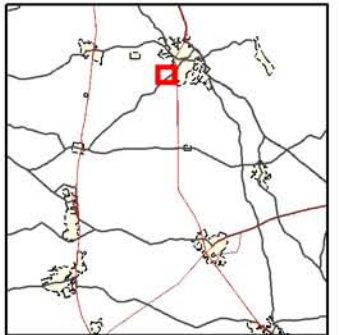
# Preliminary Land Use Service (PLUS)

Shawnee Brooke  
2007-03-09

-  Project Area  
 Municipalities
- 2002 Land Use/Land Cover**
-  Residential
  -  Commercial/Urban
  -  Industrial
  -  Trans./Comm./Utilities
  -  Institutional/Governmental
  -  Recreational
  -  Agriculture
  -  Scrub/Clear Cut
  -  Forest
  -  Water
  -  Wetlands/Wet Woods
  -  Beach/Sandy Area
  -  Extraction/Transition



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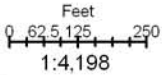




Preliminary Land  
Use Service (PLUS)

Shawnee Brooke  
2007-03-09

-  Project Area
-  Municipalities



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